

WEALTH OF TRAVERSE REGION

North Michigan's Industrial, Commercial and Financial Center.

TRAVERSE CITY AND ITS ENVIRONMENTS

A Region of Exhaustless Resources, Affording Profitable Investment in Mining, Lumbering, Manufacturing, Agriculture and Horticulture. Industrial and Commercial Review.

Traverse City, the metropolis of the far-famed Traverse region, is the county seat of Grand Traverse county, and is a thriving village of 7,500 inhabitants. Its geographical situation is such as to make it the natural industrial and commercial center of a wide area. It enjoys the advantages of lake transportation, being situated at the head of navigation upon Grand Traverse bay, an area of Lake Michigan. Its railway connections are the Grand Rapids & Indiana and the Chicago & West Michigan systems, which afford communication with all points in the state, as well as adjoining states, and all trunk lines of railway. It is the terminal point of the M. & N. E. railway. The topography of the Traverse region is such as to make Traverse City the point toward which all heavy commodities, such as timber products, which are moved upon vehicles, gravitate. For forty miles about the city, throughout the forest region, the general slope of the landscape is toward Traverse City. All highways are projected in its direction. Logs and lumber can be transported more economically to Traverse City, a distance of twenty-five miles, than to points outside its basin, at one-fourth the distance from the forest. The reason is that in going to Traverse City the haul is all down grade, while in going outside it is all up hill. Though at present a village, the size of the town, as also the municipal conditions which obtain, are such as to imperatively demand an early change in its form of government, and to secure the greater corporate freedom and scope of action a bill based upon these conditions will doubtless be introduced at the present session of the state legislature for the purpose of securing a city charter for the town.

At present the town enjoys many advantages which subserve high living, which are denied to great cities. The town site is such as to afford perfect drainage, while its topography makes the grading of streets easy of accomplishment. Again the porous character of the soil is such as to promote the speedy absorption of water, alike from excessive rains or thaws.

One of the great advantages of the town is its inexhaustible supply of pure water. A condition which subverts sanitary perfection. The system of waterworks as well as that of electric lighting, is supplied from a superb plant owned and operated by a private corporation. The city is provided with a first-class fire department, has innumerable fine hotels, business houses, churches, schools and industrial institutions.

Condition of Streets.
The general appearance of the city is attractive. Its streets are regularly laid out, and, for the most part, ornamented with shade trees. Its public buildings, as shown by the illustrations of this article, are possessed of great architectural merit, and are built of substantial material. There are four ward schools and a high school building, housing a school population of 1,500.

The business blocks of the city are, many of them, substantial and beautiful brick and stone structures which would be a credit to a city of 25,000 population. Many of the residences of Traverse City are as fine as any of their class in the state of Michigan. The moral, social, religious, sanitary and educational affairs of the city are second to no other anywhere.

Municipal Affairs.
The city of Traverse City enjoys the happy condition of an economic municipal government. The rate of taxation is very low, and the city finances are in a satisfactory condition. The rate of insurance is far below the average rate of Michigan towns. The city is situated at the mouth of Boardman river, and has the advantage of water-power. This power is utilized in moving the machinery of the immense flouring mill of Hannan, Lay & Co. The stream utilized in the transportation of logs from the various "logging" grounds along its banks, to the mill.

also subserve the use of bringing into more direct communication the many resorts now entirely isolated. With this system of communication established a ready access would be afforded

to the innumerable delightful retreats for rest and recreation contained within this picturesque region. Rapid transit through this territory would afford opportunities for many delightful outings. Now only had by vehicles. As a financial enterprise the proposed line promises a profitable investment. It would have for the entire year, the patronage of a city now numbering 7,500 population, which is growing very

rapidly. The construction of such a line will be easy of accomplishment as the grades of the city streets are all, or nearly all, upon the same level. The establishment of grades has now so far advanced as to permit of the establishment of such a line without danger of any future change of track elevation.

Grand Resort Center.
While Traverse City is essentially an industrial center and must, of necessity, rapidly. The construction of such a line will be easy of accomplishment as the grades of the city streets are all, or nearly all, upon the same level. The establishment of grades has now so far advanced as to permit of the establishment of such a line without danger of any future change of track elevation.

Proposed Street Railway.
A project which has long occupied the attention of observing business men, alike of the Traverse region and outside cities, is that of establishing an electric street car line at Traverse City, which shall supply service for the town and connect it with adjacent resort centers. The project has so far advanced as to have received a careful basis of estimate of the probable expense as well as the location of the most feasible routes. It is proposed to connect the city with all bay shore resorts within a radius of five or six miles, and to stretch through the adjacent forest to points upon the inland lakes.

With an influx of 100,000 tourists annually, many of whom come to Traverse City for the purpose of going thence to adjacent resorts in the territory, this line would afford ready and convenient communication. It would

city, long remain such, it is also emphatically a resort center. In the latter character it is widely known and deservedly popular. Within a radius of twenty-five miles are situated many of the most famous resorts west of the Adirondacks, while along the picturesque and salubrious shores of Lake

Michigan, to the north and south, are situated Petoskey, Charlevoix and other of America's famous resorts. So great is the popularity of the region as a health-restoring and rest-affording resort that thousands of wealthy denizens of municipal centers are coming in increasing numbers, year by year, to build their summer homes in its secluded retreats. The situation is within twenty-four hours' travel of a territory containing fifteen millions of population, and the water and rail transportation connections afford the most comfortable and luxurious instruments of travel.

The geographical and topographical situation of Traverse City are such as to yield the highest possible standard sanitary conditions. Surrounded upon three sides by the waters of Lake Michigan and tributary streams, bays and inland lakes, the atmosphere is at all times fresh from contact with wide areas of water surface, while from the deep recesses of the primeval forest, which stretches in an unbroken reach for fifty miles about, the rambling atmosphere is burdened with the odor of the fragrant pine and hemlock. A pure atmosphere, the prime requisite of a healthful resort, is here realized in absolute perfection.

Another indispensable requisite of the ideal resort is pure water. Nothing surpasses it in importance. Fortunately for the Traverse region an abun-

dant supply of pure water is to be had at every point. From the hill sides it gushes forth in a thousand springs, it rushes through the valley in a thousand rills, it leaps from a thousand cascades and gathers, at length, in the pure, deep volume of Traverse lake, an exhaustless reservoir. Then the Traverse region is accessible to contiguous cities and adjacent states, a matter of inestimable importance. Twelve

activity as though he were out of the world. To those to whom the matter of expense is of importance the location of an outing resort situated as Traverse City and its suburbs are, is especially consequential.

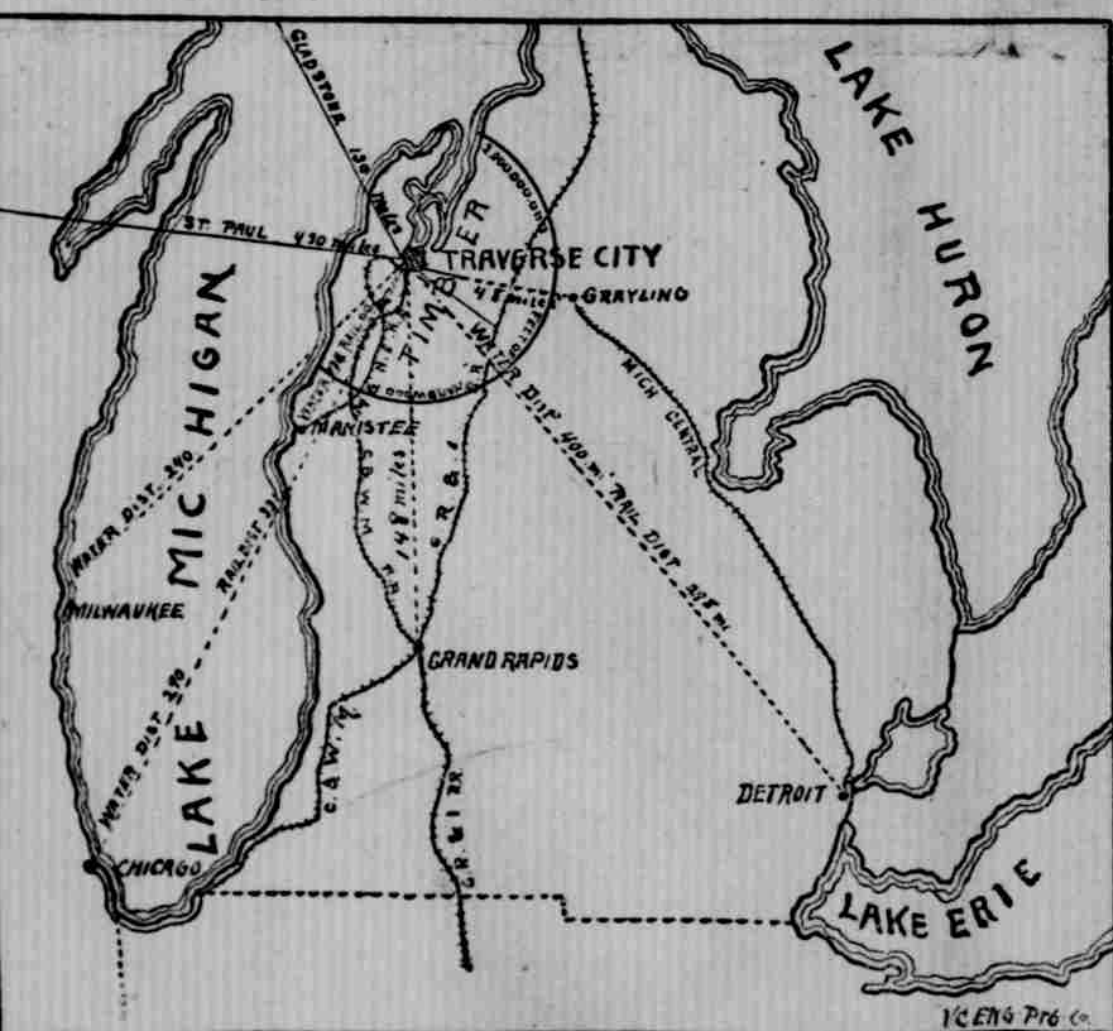
Trade District.
Traverse City is one of the greatest trade centers in north Michigan. Surrounding it in every direction, save that of the north, are innumerable towns and small hamlets and saw mill camps. These vary in distance from three to thirty miles. Of the area of Grand Traverse county, at least eighteen townships do all of their trade at Traverse City. Besides these many towns of Manistee, Wexford, Muskegon, Antrim and Leelanaw counties, as well as most of the coast towns as far north as Mackinaw, and all resorts of the Traverse region draw all of their supplies from Traverse City and make it their terminal point as the center of the resort region. The following list of villages adjacent to Traverse City also do a large part of their trade at this point:

Elk Rapids..... 1,400 12 15
Whitmanburg..... 300 12 15
Old Mission..... 300 12 15
Sutton's Bay..... 200 12 15
Northport..... 400 12 15
Leelanaw..... 300 12 15
Grand Island..... 300 12 15
Moose Center..... 300 12 15



NORTHERN MICHIGAN ASYLUM FOR INSANE.

The following well-known resorts are all within easy drives of Traverse City: Onokama, Traverse Beach, Neah-tawanta, Old Mission, Lee's Point, New Mission, Northport, Carp Lake Station, Mountain Point, Leelanaw, Forest Lodge, Edgewood and East Bay.



RAILWAY CONNECTIONS OF TRAVERSE CITY.

JUDGE RAMSELL'S OBSERVATIONS

A Resume of the Horticultural Advantages of the Locality.
"What is generally known as 'The Grand Traverse Region' embraces that portion of the lower peninsula of Michigan lying north and west of the Manistee river from its mouth to its source, and west of a line drawn thence to the straits of Mackinac.

"This region, in its topography, soil and climate differs so greatly from the other agricultural districts of Michigan that some study of these conditions is necessary to an intelligent understanding of its agricultural, horticultural and general economic resources. The shores of Lake Michigan bordering this region is deeply indented with bays and inlets and the headlands including them are high promontories which, running back into the country, form a table-land increasing in height from about four to six hundred feet in the southern portion of Leelanaw, the eastern portion of Benzie, the southern portion of Grand Traverse and Kalkaska and the eastern portions of Antrim and Otsego counties until it reaches in Otsego county, a height of over one thousand feet.

Inland from these bays and inlets are a number of large lakes varying in size from six to eighteen miles in length and from one to four miles in breadth with a depth of water, varying from one hundred to five hundred feet. Grand Traverse bay, forty miles in length, reckoned from the head of its arms to its mouth, is about twelve miles across where the arms unite and from five to seven hundred feet in depth. While Lake Michigan, bordering along this region, has a depth of

from nine hundred to a thousand feet. The main streams that water this region take their rise from these high table lands and, as they approach the inland lakes and bays, cut deep valleys and ravines from the sides of which numerous springs flow out, increasing the volume and force of the streams. It is along the borders of these lakes, rising back to the margin of the table land, that orchard culture is safe and most successful. While upon the higher and more level lands general farm crops are produced in great abundance.

The soil is formed of glacial drift of great depth and, usually without any hardpan near the surface, forming a deep porous soil which permits the roots of trees and cultivated crops to penetrate unobstructed to a great depth, thus enabling them to stand much severer droughts without damage than plants or trees grown on soil with hardpan near the surface. The material of this glacial drift is a general gathering together of the broken and worn surfaces of geological formations lying at the north and west of Lake Michigan, outcropping in the upper peninsula. The large amount of lime and granite intermixed with this glacial drift forms a soil strong in lime and potash and other chemical ingredients necessary to a good agricultural country.

hard timber, is rich in those qualities which support the standard cereals. Wheat, oats, rye, barley and corn are all raised with profit. The length of season varies very little from that of Southern Michigan, while the conditions of the atmosphere are favorable. Perhaps the most readily produced as well as the surest crop of the region is that of potatoes. All conditions of soil and temperature combine here for the economic production of this excellent. The potato grows here to perfection. It excels in yield, flavor and keeping quality. It is one of the most profitable products of the farmer.

Hardwood in North Michigan.
That portion of the lower peninsula of Michigan lying north and west of the Manistee river and embracing the counties of Benzie, Leelanaw, Grand Traverse, Antrim, Charlevoix and Emmet, the west half of Kalkaska and the north halves of Manistee, Wexford and Muskegon, was originally covered with a dense forest growth of valuable timber. Along the river valleys and around the smaller inland lakes, pine, hemlock and cedar were the prevailing timbers. On the high table and rolling lands, around the borders of the larger inland lakes and along the shore of the great lake and bays, the forest was composed of deciduous timber, interspersed with hemlock, maple and elm being the predominating varieties. About one-tenth of the

wood available for commercial purposes.

Indubitable Authority.
From evidence before me, recently taken in a chancery cause, where the question of the amount per acre of merchantable deciduous saw timber on a certain half section of land in Benzie county became an important factor, I find that the testimony of timber experts placed the estimate at 8,000 feet of merchantable lumber per acre from the deciduous timber, 6,000 feet of which was surface clear, and it also showed that the half section in question was a fair average of the hardwood lands in this region. This estimate would make the amount of deciduous merchantable saw timber 1,620,000,000 feet. Nineteen-tenths of this is maple and elm, and the rest is beech, basswood, birch, ash and red oak in the order named. The foregoing estimate I consider too high; I would place the total at about 1,500,000,000 feet of deciduous timber available for lumber.

I have consulted experts in the cordwood business, and they estimate the amount of timber available for charcoal wood, remaining after the saw timber is taken out, from twenty-five to thirty-five cords per acre. Taking the mean of thirty cords would give 60,750,000 cords that might be utilized for that purpose; enough to manufacture 25,000,000 tons of charcoal pig

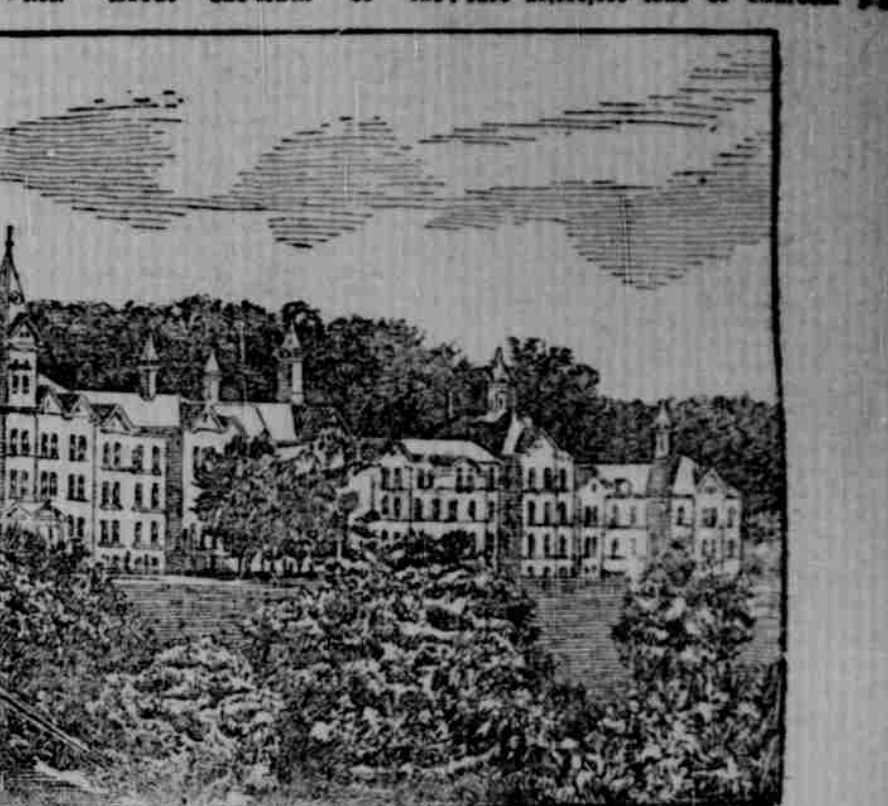


CHART OF THE TRAVERSE REGION.

whole area above described was occupied by pine or cedar, covered with water or was waste land. Of the pine about one-half has been cut; most of the cedar is still standing. The other nine-tenths were heavily timbered with hardwoods of uncommon height and size, of thrifty growth and excellent quality. This hardwood area is mostly owned by actual settlers; a large quantity, however, is still held

iron, or enough to furnish charcoal furnaces of an average annual capacity of 20,000 tons for twenty-five years.

In making these estimates no account is made of hemlock, which is interpermed among all classes of timber and is valuable for both tanbark and lumber. The quantity is large, and for the whole region might be safely placed at one-tenth as much as the hardwood.

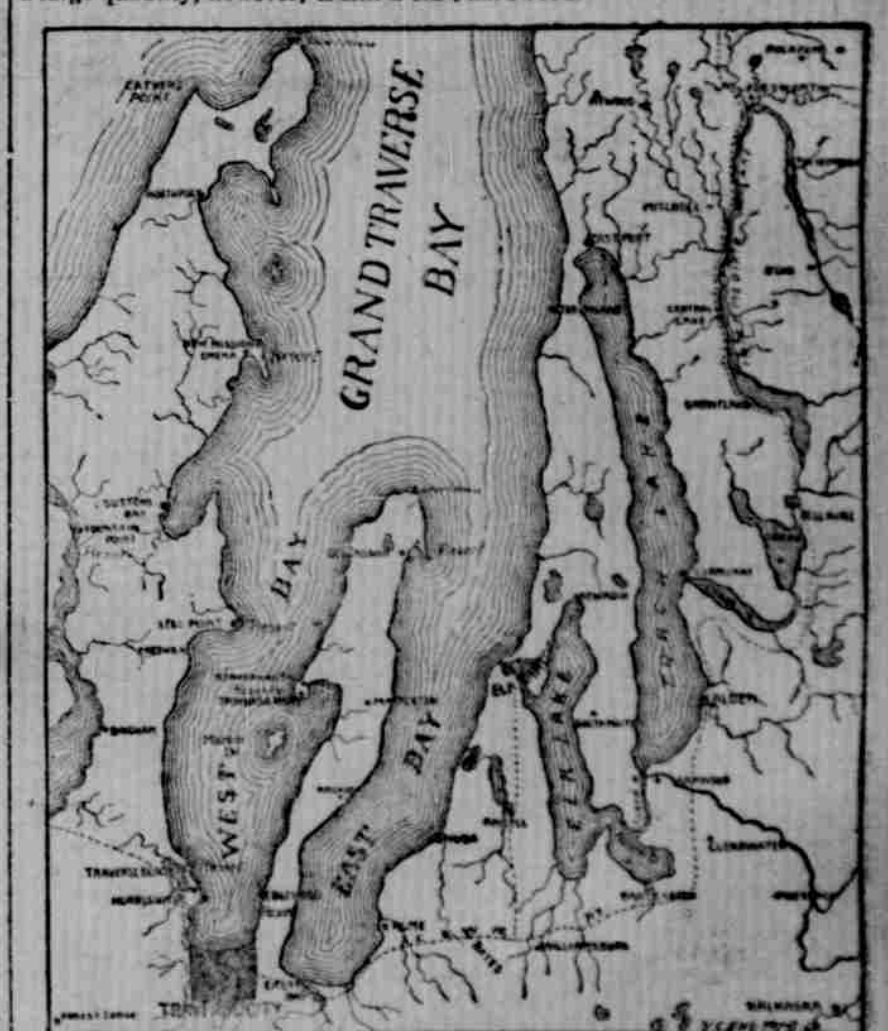


CHART OF THE TRAVERSE REGION.

by the Grand Rapids & Indiana railroad and the Michigan Agricultural college.

About one-eighth of the hardwood lands have been cleared for agricultural purposes, leaving seven-eighths of the natural forest still standing. As this hardwood land is all excellent farming land, in estimating the amount of timber available for manufacturing purposes, one-fourth of the hardwood area must be deducted for farm reserves. The whole number of acres in



PARK PLACE HOTEL.

The territory under consideration is about 2,000,000 acres, deducting one-tenth of pine, cedar, water and waste leaves 2,700,000 acres as the amount of hardwood land. Estimating one-eighth of this as already cleared for agriculture, leaves the amount of uncut hardwood land 2,362,500 acres, and deducting from this one-fourth of the whole hardwood area leaves 1,771,875 acres of uncut hard-

material to be had for the cost of cutting and transportation, the short and cheap water freight from these docks of Escanaba and St Ignace, and the abundance of time for harvesting out in lodges on Grand Traverse bay, should at once attract the charcoal iron manufacturers of the United States to this region, as combining advantages for this industry unequalled elsewhere, and suggesting an economy